

Section 13.04.040: **DEFINITIONS OF TERMS:**

NEIGHBORHOOD MARKET, LARGE: A use up to ~~fifteen~~ twenty thousand (~~15,000~~-20,000) square feet or fewer (but not less than 10,000 square feet) of gross floor area offering a line of groceries, meat, produce, and other associated items with at least seventy five percent (75%) of total sales in food items, excluding areas used exclusively for storage.

NEIGHBORHOOD MARKET, SMALL: A use of up to ten thousand (10,000) square feet or fewer of gross floor area offering a line of groceries, meat, produce, and other associated items with at least seventy five percent (75%) of total sales in food items, excluding areas used exclusively for storage.

13.71.065: **RELOCATION OF EXISTING USES WITHIN THE ZONE:**

- A. For the purposes of redevelopment, existing uses established within the HV Zone as of November 30, 1999 may be allowed relocate and continue the use on the same parcel or lot on another parcel or lot within the HV Zone by approval of the City Council with a recommendation from the Holladay City Redevelopment Agency Board, and are exempt from the provisions of Chapter 13.88 of this Title.
- B. Approval of the relocation does not exempt the use from the other provisions of the HV Zone.

13.71.080: **DEVELOPMENT STANDARDS:**

The following minimum development standards shall apply in the HV zone. Application of the design guidelines set forth in section 13.71.090 of this chapter may require a higher standard to be met.

- A. Lot, Yard And Other Development Standards: Except as otherwise required by a provision of this section or section 13.71.090 of this chapter, the development standards shown on chart 13.71.1 of this section shall apply in the HV zone.

CHART 13.71.1

Development Standard	Amount
Lot area, minimum	5,000 square feet <u>None</u>
Lot width, minimum	50 feet at 25 feet back from right of way
Lot frontage, minimum	50 feet
Build-to line	1/2 the width of the right of way shown on chart 13.71.2 of this section, measured from the centerline
Right of way encroachments	Exception: Ornamental architectural features such as arcades, canopies, awnings, balconies, cornices, etc., and subsurface intrusions such as footings and

	foundations may be allowed to protrude into the right of way provided they do not interfere with the normal use of the right of way, after review and approval of the planning commission and subject to a license agreement approved by the city manager
Front setback, nonconforming	Expansion and remodeling permitted so long as nonconforming setback is not expanded
Impervious surface coverage, maximum	100 percent, subject to landscaping requirements
Building width, maximum	No requirement
Building height, maximum ¹ , including screened mechanical equipment but excluding: 1) chimneys of 6 feet or less; 2) architecturally compatible elevator shafts 6 feet or less; 3) gables 4 feet or less	2 stories, 38 feet maximum, or 3 stories, 48 feet maximum, as shown on figure 13.71.3 of this section except for a grand corner architectural feature for the building on the northwest corner of the intersection of Murray Holladay Road and Holladay Boulevard which shall not exceed 68 feet
Land use for buildings abutting major streets within the Holladay Village zone	Street level floor space of buildings abutting major streets, 2300 East, Holladay Boulevard, Murray-Holladay Road and Laney Avenue between 2300 East and Holladay Boulevard and buildings abutting Holladay Village Plaza, as shown on the map attached to the ordinance codified herein, shall be retail use only. Exception: Minor or small street level lobby areas that lead to upper story residential uses

B. Developments in the HV Zone:

1. *Minimum Number of Parking Spaces:* All developments within the HV zone shall provide a minimum number of off street parking spaces in the amount specified on chart 13.80.1 in this section. In no case shall the parking provided be less than that required by the use(s) allowed within the structure except as specifically allowed by the Planning Commission upon request per 13.80.1, (4). Notwithstanding the foregoing, when shared parking is furnished as provided in section 13.80.050 of this chapter, the total number of required parking spaces may be reduced as authorized in that section.

CHART 13.80.1

Use	Required Spaces
Bed and breakfast	1 space per bedroom plus 1 space
Daycare/preschool	3 spaces plus 1 space for each employee on the premises at the same time
General business and professional office (except medical and dental office)	2.5 spaces per 1,000 square feet of net leasable area
General retail	2.5 spaces per 1,000 square feet of net

	leasable area
Medical and dental office	6 spaces for each doctor's office plus 1 for each employee working at the same time
Personal services	2.5 spaces per 1,000 square feet of net leasable area
Public and quasi-public use	As provided in this section for most similar use
Residential ¹	1 space for each 1 bedroom unit
	1.5 spaces for each 2 bedroom unit
	2 spaces for each 3 bedroom unit
Restaurant	1 space for each 4 seats

Note: 1. When a dwelling unit has over 4 bedrooms, the community development director shall designate the number of required spaces.

2. *Existing Surface Parking Lots:* The use of existing surface parking lots within the HV zone may be continued so long as upon expansion or remodeling of the associated structures (see section 13.71.060 of this title), the parking lot is improved, where reasonably possible, to meet the requirements of this section. Exceptions may be granted by the community development director using alternative parking located within two hundred feet (200') from the project site.

3. *Maximum Number of Spaces:* In the HV zone, the maximum number of surface lot parking spaces shall be no more than one hundred twenty five percent (125%) of the required minimum number of spaces as required in chart 13.80.1 of this section.

4. Abutting public parking. The Planning Commission may allow for 50% of immediately abutting parking stalls in the public right of way to be counted toward the minimum required number of stalls for a use in the HV zone as per Chart 13.80.1, if:

a. The use can demonstrate that the abutting parking stalls will be used by the customers of that use as the primary parking location within the Village, and

b. The use can demonstrate that the reduced number of on-site parking stalls in conjunction with the abutting stalls in the right-of-way will be adequate to accommodate the general business activity on the site, and,

c. The approval of abutting stalls in the public right-of-way will not detrimentally impact overall parking capacity of the Holladay Village area and does not represent a violation of the spirit and intent of this title, and,

d. The abutting on-street stalls will not be marked, signed or implied by the use that any stall is reserved for exclusive use by the business.

- C. *Number Of Parking Spaces For Uses Not Specified:* For any use of building not specified in this section, the off street parking requirement shall be determined by the community development director being guided, where appropriate, by the requirements set forth in this section for uses or buildings which, in the opinion of the community development director, are similar to the use or building under consideration.

- D. *Gross Leasable Area Defined:* "Gross leasable area" means the total floor area designed for tenant occupancy including basements, mezzanines and upper floors. (Ord. 2012-15, 9-20-2012)